



14 Kingsfield
Bradford on Avon, Wiltshire, BA15 1AN

Significantly extended and completely renovated, this four-bedroom, three-reception end-of-terrace home feels like a brand-new build. Tucked away in a quiet cul-de-sac on the desirable Bath side of Bradford on Avon, it offers exceptionally spacious living, brand-new fittings throughout, a garden, and ample parking. Offered with no onward chain and crafted by a highly regarded local builder, this is a rare opportunity to move straight into a beautifully finished home close to central amenities.



Four Bedrooms
Sitting Room
Family Room
Kitchen & Dining Room
Utility Room
Cloakroom
Bathroom & En-Suite Shower Room
Garden
Driveway
No Onward Chain

£487,500



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Porch

UPVC double glazed obscure entrance door, boiler cupboard.

Cloakroom

UPVC obscure double glazed window to side, close coupled WC and extractor fan, door to:

Entrance Hall

Stairs to the first floor.

Sitting Room 5.38m (17'8") x 3.44m (11'3")

UPVC double glazed window to front, UPVC double glazed sliding door to rear, two radiators.

Kitchen 3.65m (12') max x 3.51m (11'6") max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, integrated fridge/freezer and dishwasher, four ring electric hob with extractor hood over, radiator.

Utility Room 1.63m (5'4") x 1.48m (4'10")

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, extractor fan.

Dining Room 3.81m (12'6") x 3.60m (11'10")

UPVC double glazed window to side, UPVC double glazed sliding door to rear, radiator.

Family Room

UPVC double glazed windows to front and side, UPVC double glazed sliding door to rear, two radiators.

FIRST FLOOR

Landing

Radiator.

Bedroom 1 4.22m (13'10") x 2.58m (8'6")

UPVC double glazed windows to front and side, radiator.

En-suite Shower Room

UPVC obscure double glazed window to rear, three piece suite comprising shower enclosure, wash hand basin and close coupled WC, extractor fan, heated towel rail.

Bedroom 2 3.81m (12'6") x 3.51m (11'6")

UPVC glazed windows to side and rear, radiator.

Bedroom 3 3.44m (11'3") x 2.85m (9'4")

UPVC double glazed window to front, radiator.

Bedroom 4 3.66m (12') x 2.65m (8'8")

UPVC double glazed window to front, radiator, loft hatch.

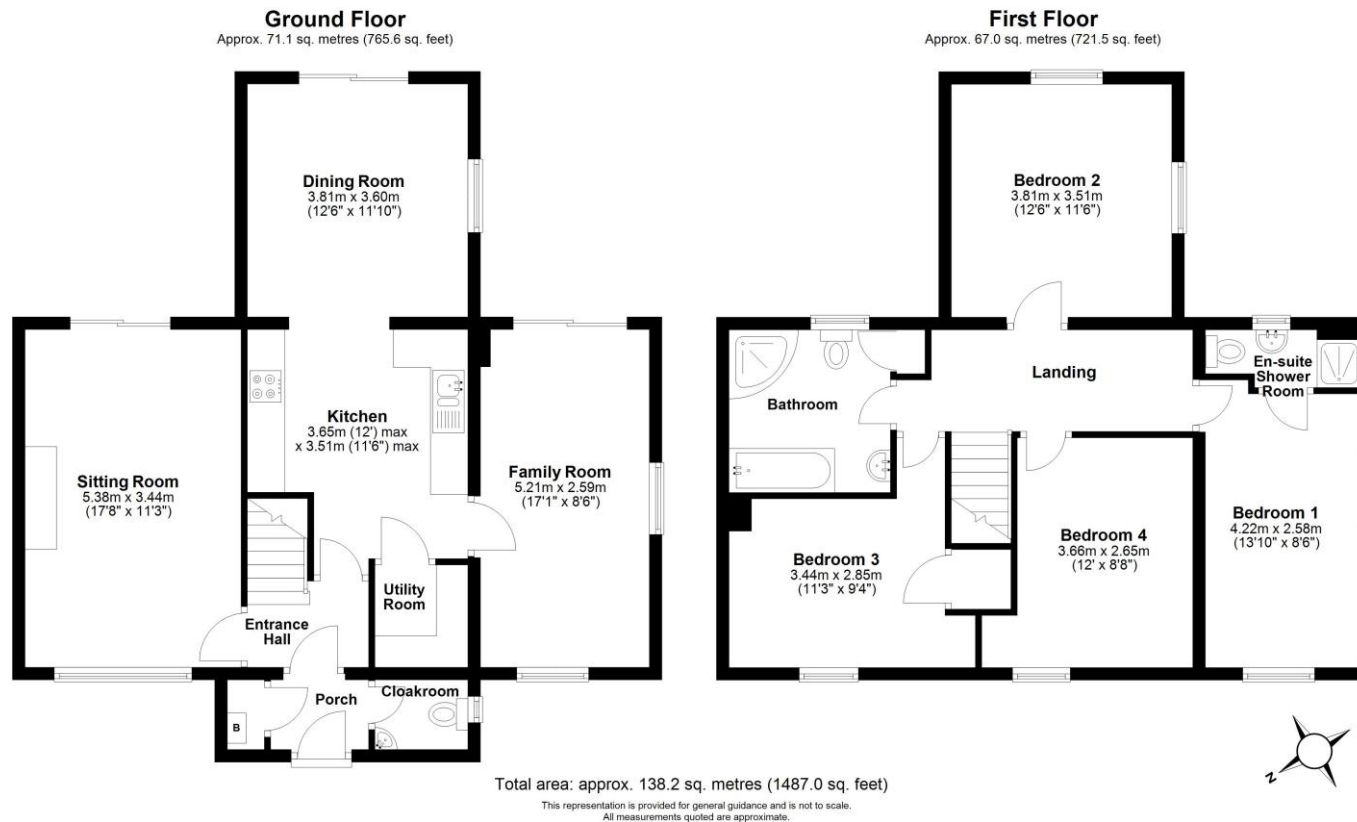
Bathroom

UPVC double glazed window to rear, four piece suite comprising bath, wash hand basin, shower enclosure and close coupled WC, extractor fan, heated towel rail.

EXTERNALLY

The rear garden is mainly laid to patio with lawn, exterior lighting, outside power socket and gated side pedestrian access.





Council Tax: Band C - £2,400.81 (April 2026 - March 2027 financial year).

Tenure: Freehold.

Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///spell.washing.adopters

Directions: From our office in Silver Street, proceed up the hill and take the third turning left onto Woolley Street. Proceed up the hill and take the first turning left onto Kingsfield. Take the first turning right where number 14 will be found immediately on the right-hand side.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		